



TOWN OF WEARE
PLANNING BOARD
ZONING BOARD OF ADJUSTMENT
15 Flanders Memorial Road
P.O. Box 190
Weare, NH 03281
Phone: (603) 529-2250
Fax: (603) 529-4554

Naomi L. Bolton
Land Use Coordinator

Office Hours:
Monday
thru
Friday
8 AM – 4:30 PM

**PLANNING BOARD
MINUTES
SEPTEMBER 24, 2009
(Approved as written 10/22/09)**

PRESENT: Chairman Craig Francisco; Frank Bolton, Vice Chairman; Neal Kurk;
Naomi Bolton, Land Use Coordinator

GUESTS: Richard Perreault; Kristopher Perreault; Earl Sandford, PE; Dan Scanlon;
William Burleigh; Jeffrey Enman; Art Siciliano; Mark Lanier; Scott
Lanier; Doug Hatch; Joan Hatch; Linda Chatfield; Burt Brown; Michelle
Cammack; Matthew Cammack; Robert Brown; Mike Dahlberg, LLS

I. CALL TO ORDER:

Chairman Craig Francisco called the meeting to order at 7:05 PM at the Weare Town Office Building.

II. PUBLIC HEARING:

RICHARD & CHRISTOPHER PERRAULT (EARL SANDFORD) – CONCEPTUAL HEARING, 50 B & B LANE, TAX MAP 411-200: Chairman Francisco opened this hearing at 7:06 PM. Earl Sandford was present. Richard and Christopher Peril were also present. Mr. Sandford stated that he did the original site plan for the Pepin Poultry several years ago and he just made whatever appropriate amendments necessary to the plan for what they would like to do. The Perreault's have a fuel company. Their main objective tonight is to show the board what they are proposing to try to avoid any delay when they apply next week for next months hearing. They are located adjacent to Putnam Fuel Company. The area where the storage tanks will be is all they are adding. They will be permitted through the State of NH. There is a six (6) page application to go through DES. His main concern for coming here is to see what other things the Board might be interested in needing. They are looking to pave the site, right now it is gravel. They are looking for feed back from the Board to make it as streamline as possible to submit next month. Parking and lot coverage were two issues that came to mind quickly. Chairman Francisco closed this hearing at 7:30 PM.

PSNH – SCENIC ROAD – TREE REMOVAL NECESSARY TO REPLACE EXISTING POLE, WEST QUAKER STREET & TIFFANY HILL ROAD INTERSECTION: Chairman Francisco opened this public hearing at 7:31 PM. Jeff Enman from PSNH was present. This was continued from last month to

allow the board time to go out and view the marked trees that were proposing to be removed. The board didn't have any issues. Chairman Francisco asked if there was any public comment. There was no public present for this hearing. Neal Kurk moved to approve the request from PSNH to removed the trees necessary to replace the existing pole at the West Quaker Street and Tiffany Hill Road intersection; Frank Bolton seconded the motion. Vote: all in favor. Chairman Francisco closed this hearing at 7:33 PM.

MARK & JOYCE LANIER – SUBDIVISION (CONTINUED HEARING), CONCORD STAGE ROAD (RT. 77), #403-159: Chairman Francisco opened this hearing at 7:34 PM. Art Siciliano, Scott Lanier and Mark Lanier were present. Doug Hatch, Joan Hatch and Linda Chatfield were present as well.

Art Siciliano explained that since they were here last. They had a site walk and they are scheduled to be back to the zoning board on October 6, 2009 for the variance.

Frank Bolton stated that he found the site walk interesting. There are a host of issues in that area before this was thought of. There has been a lot of development before there was any thought of the wetlands. He was thinking at this moment that he understands Mr. Siciliano's position. What is not clear to him is that does this mean that every development that crosses a wetland has to go to ZBA. Mr. Siciliano stated that everyone has to go to the ZBA except for Class V roads and forestry activities. He was thinking that the lots should be restricted to one single family home for each lot and no further subdivision. Mr. Siciliano stated that his clients would agree to that if they need to.

Neal Kurk stated that after they had the sight walk he thought there was going to be an engineer to figure the amount of impact that could occur to the abutting properties. Mr. Siciliano stated that he felt that it was inappropriate this evening because the engineer was going to make a presentation to the ZBA. They still have to come back here because they don't have the variance. Mr. Kurk's concern is that this property is riddled with wetlands and this land to him seems that it is land that might not be further developed. He wonders if it really is a buildable property. He understands he could probably site a house in the property.

Mr. Siciliano stated that he understands the comment but there should be some concrete back up information that goes to that comment.

Mr. Kurk pulled out the subdivision regulations and pointed out that there are some things in the regulations that determine when denials might be done.

Chairman Francisco asked about the 65 day clock. Naomi informed the board that the 65 days expires on October 4th. Mr. Siciliano agreed to extend this for another 65 days from October 4, 2009.

Doug Hatch asked about the retaining wall that is being proposed on the property and wondered why it doesn't go the whole length of the buffer. He wondered if it should be all through the buffer area so that it would build up and go around it. Silt fence is temporary until everything is stabilized.

Neal Kurk moved to continue this hearing to October 22, 2009; Frank Bolton seconded the motion, all in favor. Chairman Francisco closed this hearing at 7:48 PM.

BURT & JANET & ROBERT & VICTORIA BROWN – LLA (CONTINUED HEARING), ORCHARD PATH ROAD, #408-118 & #408-118.1: Chairman Francisco opened this hearing at 7:49 PM. Mike Dahlberg was present. Mr. Dahlberg explained that after the last meeting Mr. Brown went to the neighbors and the agreed to sell to Mr. Brown 151 SF or a total 50 feet of frontage. This proposal would adjust the lot lines with the Commack's and keep the existing shared driveway. Neal Kurk moved to accept the application as complete; Frank Bolton seconded the motion, all in favor. Neal Kurk moved to approve the plan as presented; Frank Bolton seconded the motion. Vote: all in favor. Chairman Francisco closed this hearing at 8:03 PM.

WILLIAM E. RUSSELL – LOT LINE ADJUSTMENT, NORTH STARK HIGHWAY, TAX MAP 402-007.004 & #402-007.005: Chairman Francisco opened this hearing at 8:04 PM. Mike Dahlberg was present. Mr. Dahlberg explained that the purpose of the plan is to adjust the frontage between two lots owned by Mr. Russell. Mr. Russell owns 4 parcels of land. The original subdivision was done in 1986 by Holden Engineering. The original subdivision was poorly marked and his display area that he is using is actually over the property line. He is going to sell his house and realized the error. Neal moved to accept the waivers regarding the topography and well locations; Frank Bolton seconded the motion. Vote: all in favor. Neal Kurk moved to accept the application as complete; Frank Bolton seconded the motion. Vote: all in favor. Neal Kurk moved to approve the application subject to showing the #251 on frontage and adding the boundary markers; Frank Bolton seconded the motion. Vote: all in favor. Chairman Francisco closed this hearing at 8:13 PM.

Naomi reminded the board that the final agenda item will be heard next week at the Weare Middle School on September 30th at 7 PM, but the board still needs to make an appropriate motion.

MT. WILLIAM, INC. – SITE PLAN REVIEW, 1225 RIVER ROAD, TAX MAP 409-004: Chairman Francisco opened this hearing at 8:15 PM for the strict purpose of continuing to the new date, time and location. Neal Kurk moved to continue this hearing to September 30th at 7 PM at the Weare Middle School Cafetorium; Frank Bolton seconded the motion. Vote: all in favor. Chairman Francisco closed this hearing at 8:17 PM.

III. OTHER BUSINESS:

AUGUST 27, 2009 MINUTES: Frank Bolton moved to approve the August 27, 2009 minutes as amended; Neal Kurk seconded the motion, all in favor.

SEPTEMBER 10, 2009 MINUTES: Frank Bolton moved to approve the September 10, 2009 minutes as amended; Neal Kurk seconded the motion, all in favor.

MARCH 2010 CALENDAR: Naomi stated that the window for petition article is November 9th to December 9th. She will take the calendar and try to figure out a tentative meeting schedules that would work within the deadlines and it can be discussed further at the October work session.

CONSERVATION EASEMENT SUBCOMMITTEE: Frank Bolton stated that no one showed for the last meeting and he felt that it is time to abandon that committee and that the Planning Board should move forward on its own and try to get the Conservation Commission involved. One member of this subcommittee has resigned. Naomi offered to take the easements and deeds that are on her computer in a word document and put together an example. Chairman Francisco stated that he has time to do that if Naomi would forward it to him by email.

ZONING AMENDMENTS: Frank Bolton stated that for the next meeting he will try to put something together for proposed amendments because we are nearing the drop dead time frame.

IV. ADJOURNMENT:

As there was no further business to come before the board, Frank Bolton moved to adjourn at 8:40 PM; Neal Kurk seconded the motion, all in favor.

Respectfully submitted,

Naomi L. Bolton
Land Use Coordinator